

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-267</u>	<u>DELCAR INVESTMENTS, INC.</u>
<u>03-340</u>	<u>WILLIAM AND THELMA DAVIDSON</u>

APPLICANT: DELCAR INVESTMENTS, INC.

(1) IU-C to IU-1

REQUEST #1 ON PARCEL "A"

(2) IU-C to RU-3M

- (3) Applicant is requesting a townhouse development with units setback 11' from the rear property lines (15' required).
- (4) Applicant is requesting a townhouse development with units setback 24' (25' required) from the edge of the pavement.
- (5) Applicant is requesting driveways within 25' of the official right-of-way of S.W. 129th Court (not permitted).

REQUESTS #2 - #5 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Tuscany Village II by Lennar Homes," as prepared by Oliva-Meoz, Architects & Planners, Inc., dated 9/18/03 revision signed & sealed 1/12/04 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": The north 483.19' of the east $\frac{3}{4}$ of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 55 South, Range 39 East. AND: PARCEL "B": The east $\frac{3}{4}$ of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 55 South, Range 39 East, less the north 483.19' thereof.

LOCATION: Lying west of theoretical S.W. 129 Avenue, between theoretical S.W. 132 Street & S.W. 136 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15 Acres

IU-C (Industry – Conditional)

IU-1 (Industry – Light)

RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANTS: WILLIAM AND THELMA DAVIDSON

- (1) GU to EU-M
- (2) Applicant is requesting to permit the proposed lots with 20' front & rear setbacks and 15' side street setbacks (25' minimum required from each).
- (3) Applicant is requesting to permit the proposed lots with interior side setbacks of 10' (15' required).
- (4) Applicant is requesting to permit the proposed lots with lot coverages of a maximum of 35% (30% permitted).
- (5) Applicant is requesting to permit the proposed lots with minimum frontages of 92' (120' required).
- (6) Applicant is requesting to permit certain lots with a curvilinear frontage with a minimum of 60.69' (80' required).
- (7) Applicant is requesting to permit certain lots with a minimum lot area of 10,863 sq. ft. (15,000 sq. ft. required).
- (8) Applicant is requesting to permit proposed Lot #1, Block #1 with a lot depth of 110' (115' required).
- (9) Applicant is requesting to permit proposed lots on a curvilinear street with a minimum of 80.88' at the setback line (120' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#9 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Chadustry Estates," as prepared by CAS Engineering, dated last revised 1/23/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 324' of the south 971' of the east ½ of the NE ¼ of the SW ¼ of Section 28, Township 55 South, Range 39 East, less the east 35' thereof, for right-of-way purposes.

LOCATION: 16130 S.W. 152 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.74 Acres Gross

GU (Interim)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)